

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Waukesha County Consortium

State: WI

PJ's Total HOME Allocation Received: \$14,344,122

PJ's Size Grouping*: B

PJ Since (FY): 1998

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
Program Progress:			PJs in State:	10			
% of Funds Committed	94.07 %	94.61 %	5	91.92 %	72		69
% of Funds Disbursed	89.84 %	91.18 %	5	82.65 %	84		81
Leveraging Ratio for Rental Activities	4.31	3.57	1	4.67	100		100
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	98.89 %	1	81.09 %	100		100
% of Completed CHDO Disbursements to All CHDO Reservations***	61.17 %	80.32 %	9	68.72 %	30		32
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	64.71 %	76.73 %	10	79.93 %	9		12
% of 0-30% AMI Renters to All Renters***	43.14 %	51.26 %	5	44.94 %	46		44
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	96.08 %	87.29 %	4	94.87 %	31		33
Overall Ranking:			In State:	7 / 10	Nationally:	55	57
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$30,853	\$14,522		\$25,717	51	Units	2.90 %
Homebuyer Unit	\$5,543	\$13,907		\$14,669	1,223	Units	69.70 %
Homeowner-Rehab Unit	\$6,073	\$15,702		\$20,391	435	Units	24.80 %
TBRA Unit	\$1,013	\$2,715		\$3,201	45	Units	2.60 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Waukesha County Consortium WI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$84,654	\$108,534	\$8,152
State:*	\$63,508	\$73,551	\$17,520
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 3.6 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.04

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	85.7	88.5	96.1	82.2	Single/Non-Elderly:	59.2	37.2	16.1	51.1
Black/African American:	8.2	0.4	0.0	8.9	Elderly:	22.4	0.4	20.7	2.2
Asian:	0.0	0.3	0.2	0.0	Related/Single Parent:	14.3	21.0	20.5	22.2
American Indian/Alaska Native:	0.0	0.3	0.2	0.0	Related/Two Parent:	2.0	34.3	35.9	17.8
Native Hawaiian/Pacific Islander:	0.0	0.1	0.2	0.0	Other:	2.0	7.0	6.9	6.7
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.2	0.2	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.1	0.0	0.0					
Other Multi Racial:	0.0	0.3	0.0	0.0					
Asian/Pacific Islander:	0.0	0.2	0.0	0.0					
ETHNICITY:									
Hispanic	6.1	9.5	3.0	8.9					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	63.3	35.7	31.3	28.9	Section 8:	22.4	0.2 [#]		
2 Persons:	18.4	18.8	16.8	20.0	HOME TBRA:	0.0			
3 Persons:	12.2	18.9	14.7	17.8	Other:	0.0			
4 Persons:	4.1	14.4	20.7	17.8	No Assistance:	77.6			
5 Persons:	2.0	7.8	9.9	4.4					
6 Persons:	0.0	2.9	3.7	4.4					
7 Persons:	0.0	0.8	2.1	2.2					
8 or more Persons:	0.0	0.7	0.9	4.4					
					# of Section 504 Compliant Units / Completed Units Since 2001			11	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Waukesha County Consortium

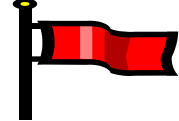
State: WI

Group Rank: 55
(Percentile)

State Rank: 7 / 10 PJs

Overall Rank: 57
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	61.17	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	64.71	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	96.08	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	1.03	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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